

Largest Air Force housing privatization underway at Wright-Patterson AFB



What do you get when military housing teams with the private sector?

Two master-planned communities at Wright Field

The Prairies and The Woods feature single-family and town homes with the latest modern conveniences and a full range of amenities. Residents of The Prairies will enjoy a 3,200-square-foot community center and recreation facility, "tot lots," gazebo, sand volleyball courts, grills, picnic tables, a pond, and walking paths. Their neighbors at The Woods will enjoy four lighted courts for tennis and basketball, an adjacent pavilion, and picnic area. Homes will have wiring for cable and high-speed Internet, ceiling fans, and automatic garage-door openers.

It's the largest housing privatization project in Air Force history, involving 1,536 houses.

These communities, located at Wright-Patterson AFB in Dayton, Ohio, represent a successful new way of doing business for the Air Force. For airmen and their families, the developments offer an opportunity to live in the kind of neighborhood many people dream about.

Homes in both neighborhoods will be available to airmen who rank from Airman 1st Class to Lieutenant Colonel. A specific number of homes will be reserved for each eligible rank. To ensure affordability, rents will mirror housing allowances.

"Going private" works

Improving quality of life for military families is a major goal of the Air Force's housing revitalization initiative. The \$100 million Wright-Patterson AFB housing privatization will "make over" two aging military housing neighborhoods, Page Manor and Woodland Hills.

Wright-Patterson AFB is the fifth base to take advantage of the Department of Defense's Military Housing Privatization Initiative.

Making privatization work means a close partnership with the private sector. To make this project happen, Wright-Patterson AFB officials formed an agreement with Wright Field Development Company, a joint venture between Dayton-based MV Communities (an affiliate of Miller-Valentine Group) and Woolpert LLP and Hunt Building Corporation in El Paso, Texas.

Under the 50-year agreement, Wright Field Development will design, build or renovate, and own and operate 1,536 housing units. The base keeps ownership of the land and amenities such as a chapel and the youth and community centers. The development company will lease the land and own the homes, the streets, and the utilities.

As part of the project, most of the houses in Page Manor will be demolished and replaced in the next four years. Additionally, all of the houses in Woodland Hills will have renovations completed in the next 24 months.

Both communities will receive new and enhanced amenities. The first new houses should be ready for occupancy by the end of the year.



Special Edition
January 2003



U.S. AIR FORCE

Home features in detail

The Prairies at Wright Field (formerly Page Manor)

Of 1,383 units in Page Manor, 986 units will be demolished and replaced with*:

90 single-family homes

- 38 three-bedroom, 1,660-square-foot homes
- 52 four-bedroom, 1,850-square-foot homes

699 rental townhomes

- 22 two-bedroom townhomes with 1,200 to 1,250 square feet
- 22 two-bedroom handicapped-accessible ranches, with 1,200 to 1,250 square feet
- 640 three-bedroom, 1,400-square-foot townhomes
- 15 handicapped-accessible three-bedroom, 1,400-square-foot ranches

New units will include a variety of floor plans, elevations, and material and color schemes. Some of the features to be provided include:

- Attached direct access garages with openers
- Ceiling fans
- Wiring for cable and high-speed Internet in all living spaces
- Vaulted or volume ceilings in selected areas
- Wiring for security alarm systems
- Utility rooms with shelving and washer/dryer hookups
- Bathrooms with ceramic tile floors and tub surrounds
- Fully equipped kitchens with upgraded appliances

** figures for square feet are approximate*

The Woods at Wright Field (formerly Woodland Hills)

Of 350 units in Woodland Hills, 17 units will have major renovation completed within the first 12 months. This includes replacement of kitchen cabinets and countertops, sinks, appliances, flooring, bathroom fixtures, plumbing supply lines in baths, bathroom accessory fixtures, and vent fans.

All 350 units will have renovations completed within the first 24 months. These renovations will include the replacement or addition of the following items:

- Provide deadbolt locks and security viewers on exterior doors
- Replace old and add new privacy fencing
- Provide switched overhead lighting in all rooms
- Upgrade security lighting
- Maintain five percent of units as ADA compliant
- Add ceiling fans with lights in bedrooms
- Provide wiring in all living rooms for cable and telephone
- Wire units for security alarms
- Provide automatic garage door openers

Quick Facts—Amenity Highlights

The Prairies at Wright Field

Redesign of the community to create unique neighborhoods with pedestrian-friendly clustered housing that promotes a sense of neighborhood

16 new recreation/play areas and walking paths

New building styles and designs to enhance attractiveness

Addition of a 3,200-square-foot Community Center and recreation facility, "tot lots," gazebo, sand volleyball courts, grills, picnic tables, a pond, and walking paths

Renovation and lighting of existing tennis and basketball courts

Addition of three gathering areas with gazebo-type pavilions

Addition of substantial landscaping throughout the community. The plan includes over 800 new trees and over 5,500 new shrubs and ornamental plantings

Creation of three covered school bus stops

The Woods at Wright Field

Addition of two new lighted tennis courts and two new lighted basketball courts

Creation of pedestrian walkways connecting each neighborhood to the new recreational amenities

Addition of a pavilion and picnic area adjacent to the new sports courts and new parking for these facilities

New landscaping and berming around the recreational amenities

Creation of an access to the Greene County bikeway

Creation of two covered school bus stops

Making it work: Keys to success

As the Air Force enters into public-private ventures to bring a new kind of housing to its families, projects like the one at Wright-Patterson AFB are creating a road map for future successes.

The hurdles faced at Wright-Patterson AFB—and how project leaders surmounted them—are valuable lessons that the Air Force will use to benefit its more than 35 planned housing privatization projects. Several factors proved critical at Wright-Patterson.

Goal Identification

Clearly defining the project goal was essential. The goal was to provide military families access to safe, quality, well-maintained, affordable housing in a community where they will choose to live. This goal was used to define project milestones to guide all phases of development.

Meeting the Goal

Clear communication between all parties became the key to making it happen—from developing the request for proposal to choosing a developer. Communication channels proved very effective from the program management team through command headquarters and AFCEE to the Pentagon decision authorities.

Quality was the driving factor to meet market demand for the long term. For example, providing extra amenities and housing styles similar to

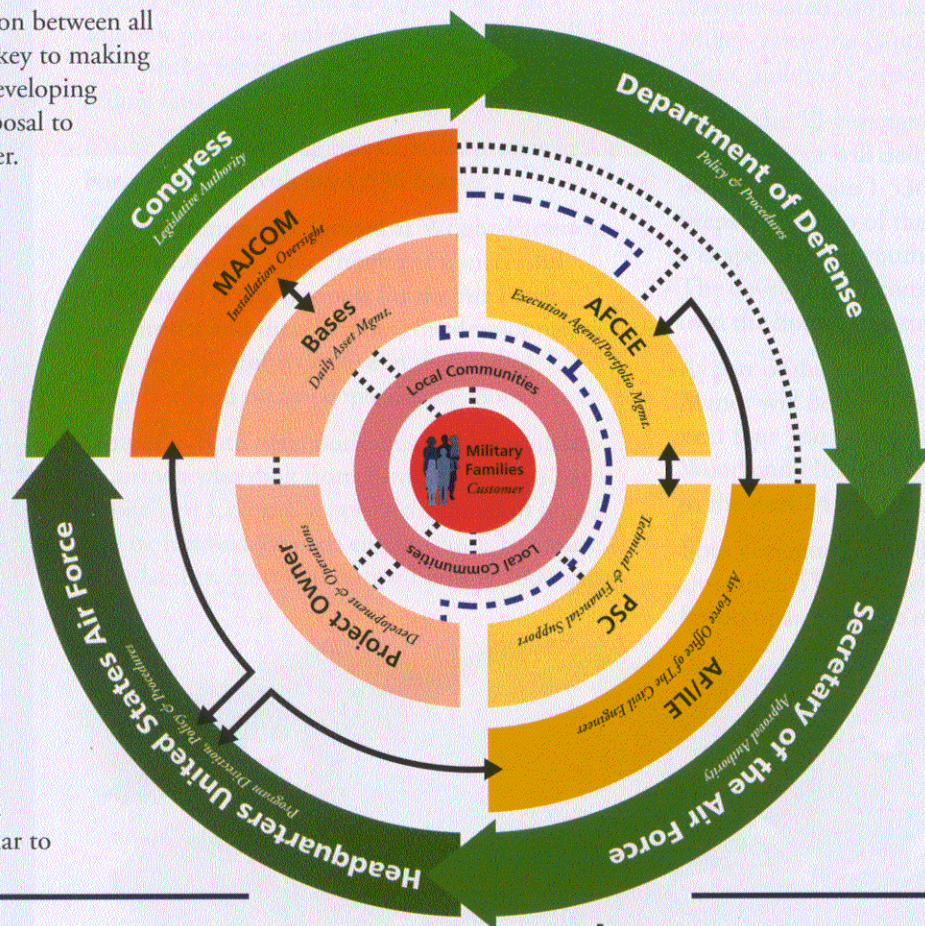
those in nearby private communities was necessary to sustain successful competition in the local marketplace.

Logistically, it was also necessary to clearly define the roles and responsibilities of the Acquisition Support Team, Privatization Support Contractor, Civil Engineer, AFCEE, Project Manager, and Project Owner.

Keeping Congress Informed

Informing Congress from concept definition through project award sets the stage to streamline the approval process. Political leaders benefit from a clear understanding of each privatization project. This assists them in making informed decisions for their constituents.

As the Air Force moves forward, it will continue to develop effective processes to award projects that ensure the best value for everyone involved.



Key

Legislative and Stakeholder Oversight	
Chain of Command	
Lines of Communication	
Communication for Portfolio Management	
Roles	<i>Italics</i>

Acronyms

AFCEE	Air Force Center for Environmental Excellence
MAJCOM	Major Command
PSC	Privatization Support Contractor

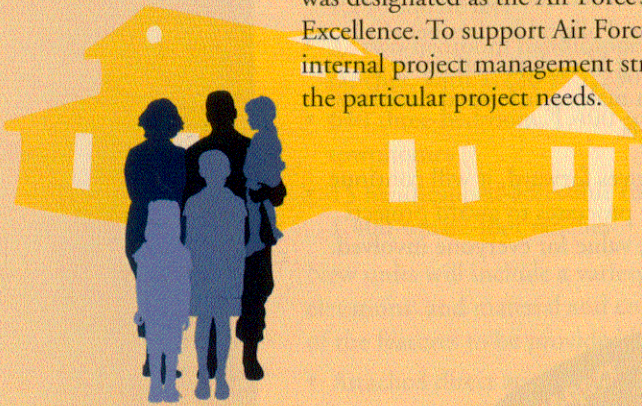
Military Housing Privatization Initiative background

FOR MORE INFORMATION

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The 1996 Defense Authorization Act provided the military services with new authorities to privatize housing for service members. This program is known as the Military Housing Privatization Initiative (MHPI). The MHPI allows the services to address their housing needs by utilizing privately financed and built or renovated houses constructed to local market standards (i.e., the typical housing size and amenities found in the local community).

In August 1998, the Air Force Center for Environmental Excellence (AFCEE) was designated as the Air Force's Military Housing Privatization Center of Excellence. To support Air Force housing privatization, AFCEE developed an internal project management structure and approach that can be tailored to fit the particular project needs.



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